



Agenda
Page County Board of Supervisors
Work Session
Board of Supervisors Room – 103 South Court Street, Luray
November 4, 2015 – 7:00 p.m.

Call to Order

Reassessment Update

Charlie Campbell

Discussion of Fire/EMS Training Grounds

Terry Pettit

Alternative Suspension Center Funding Discussion

Amity Moler (p. 2)

Lord Fairfax Community College Contribution

Amity Moler (p. 3)

Review of Rezoning Request & Special Use Permit Request for
IBR Coporation

Amity Moler (p. 4)

Adjourn

Mission Statement

To provide our citizens and businesses with a superior quality of life by delivering
County services and programs in a fiscally prudent and responsible manner.



COUNTY OF PAGE

103 South Court Street, Suite F
Luray, Virginia 22835
(540) 743-4142
Fax: (540) 743-4533

Board of Supervisors:

Johnny Woodward – Chairman – At- Large
D. Keith Guzy, Jr. – District 1
David Wiatrowski – District 2
J. D. Cave – District 3
Darrell Short – District 4
Dorothy F. Pendley – District 5

TO: Chairman Woodward and Board of Supervisors

FROM: Amity Moler, County Administrator

SUBJECT: Alternative Suspension Center Funding

DATE: November 4, 2015

SUMMARY:

In FY14, there was excess local match funds remaining in CSA. The Board of Supervisors agreed to a pilot program of 3 semesters or \$75,000, for the Alternative Suspension Program within the Page County School system as long as the surplus remained. In FY15, the case load and expenditures greatly increased requiring two supplemental appropriations totaling \$262,661 with a local share of \$77,440.

BACKGROUND:

The Alternative Suspension Program has proven successful in the three semester pilot and actually costs less than originally projected (\$34,105.81 to date). The program was to be funded by excess local match funds that were budgeted in FY14, as long as they were available. The local match in FY15 CSA expenditures exceeded the surplus balance (\$36,545.81). There are no excess non-mandated funds available in FY16 in the CSA budget.

ISSUES:

Funding for the program.

ALTERNATIVES:

N/A

FISCALIMPACT:

A supplemental appropriation will increase the FY16 budget. A transfer of funds from the Board reserve would not increase the total budget but would reduce your appropriated reserve balance.

MOTION:

None at this time.



October 12, 2015

Ms. Amity Moler
County of Page
County Administrator
103 S. Court Street, Suite F
Luray, VA 22835

Dear Ms. Moler:

On behalf of Lord Fairfax Community College (LFCC), I want to thank you for providing us an opportunity to present our funding request to you for your consideration as we attempt to address the growing number of programs and services our students, your residents, are requiring of us. The total Page County request for the FY2015-16 budget of \$332,200, approved by the College Board in October 2014, was \$23,088. We submitted a request to the Town of Luray to pay half of this amount on behalf of the County. Unfortunately their contribution was \$10,000 rather than the requested \$11,544.

Typically, the College Board amends their budget by deducting from the local scholarships offered to the jurisdictions [dollar for dollar] the amount of unfunded request from the jurisdiction. In hopes of being able to continue to offer the full benefits to those students in Page County, we are appealing to the County to consider funding the additional \$1,544.

If, after reviewing this information, you have any questions about our request, or would like for me to discuss this funding request with you and/or your Finance Committee, please contact me at (540) 868-7129 or cboies@lfcc.edu.

I want to thank you for your continued support of Lord Fairfax Community College and its educational endeavors.

Sincerely,

A handwritten signature in dark ink, appearing to read "Chris Boies", written in a cursive style.

Chris Boies
Vice President of Financial and Administrative Services

Middletown Campus
173 Skirmisher Lane
Middletown, VA 22645-1745
540-868-7000
540-868-7100 Fax

Fauquier Campus
6480 College Street
Warrenton, VA 20187-8820
540-351-1505
540-351-1540 Fax

Luray-Page County Center
334 North Hawksbill Street
Luray, VA 22835-1130
540-843-0722
540-843-0322 Fax



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County Administrator:

Amity Moler

TO: Chairman Woodward and Board of Supervisors

FROM: Michelle Somers, Zoning Administrator

THRU: Amity Moler, County Administrator

SUBJECT: Public Hearing IBR Corp Special Use Permit Application, Rezoning Application

DATE: November 4, 2015

SUMMARY:

A Rezoning application to permit the operation of a convenience store with proposed gasoline service and a Special Use Permit application to operate a gasoline service station in Commercial (C-1) zone was submitted by IBR Corporation and approved by the Page County Planning Commission on October 27, 2015.

RECOMMENDATION:

The Page County Planning Commission recommends the Board of Supervisors hold a public hearing to receive public comment on the two applications.

BACKGROUND:

Application for a Rezoning has been filed by IBR Corporation, PO Box 687, Luray, VA, to rezone the parcel located at 865 Honeyville Road (tax map 80-A-39) from Residential (R) to Commercial (C-1). The site is the former McCoy's store that operated for a number of years as a grandfathered non-conforming use. Because the non-conforming use has lapsed for over a period of two years, the applicant must now apply for a rezoning to operate a commercial use. The parcel is a total of 0.823 acres; and is located at the southeast intersection of Honeyville Road and Nauman Lane. The convenience store is a by-right use in the Commercial zone; the applicant also applied for a Special Use Permit to facilitate gasoline sales at the location.

ISSUES:

There was no public opposition to the requests at the Planning Commission meeting.

ALTERNATIVES:

N/A

FISCALIMPACT:

Staff foresees a positive fiscal impact related to this application with increased sales tax revenue and real property assessment as well as the addition of 8 full-time jobs in the community.

MOTION:

I move to advertise for public hearings to be held on the November 17, 2015, Board of Supervisors meeting to hear public comment on the applications for rezoning and special use permit by IBR Corporation.

ATTACHMENTS:

1. IBR Corporation Special Use Permit Application

RECEIVED
SEP 18 2015
PAGE COUNTY
COMMUNITY DEVELOPMENT

SPECIAL USE PERMIT APPLICATION PACKAGE



PAGE COUNTY, VIRGINIA

Zoning Department
101 South Court Street
Luray, VA 22835
(540) 743-1324
Fax: (540) 743-1419
www.pagecounty.virginia.gov

COUNTY OF PAGE SPECIAL USE APPLICATION INSTRUCTIONS

It is the responsibility of the applicant to complete this form in its entirety and as precisely as possible.

Please attach the following in support of this application:

1. A copy of the deed to the property (may be obtained from the Circuit Court of Page County.) Also a copy of the paid real estate tax receipt for the parcel (may be obtained from the Page County Treasurer's Office.)
2. You must have the last page of this application completed by all applicable agencies, including the property owners association of the subdivision, prior to submitting the application (an application will not be accepted without this information being submitted along with the application.)
3. A copy of a survey plat (if one is available) by a registered land surveyor (licensed in Virginia) or a hand drawn sketch of the property. On this plat or sketch draw all existing buildings and the proposed structure(s) including measurements.
4. All applications submitted for special use permits shall show the nature and extent of the proposed use and development. If the proposed development is to be constructed in phases, all phases shall be shown at the time of the original application. The applicant shall have the responsibility to show that the proposal meets all of the applicable specific and general standards for the use.
5. A vicinity map showing land use surrounding the property within five hundred (500) feet, existing zoning of the tract and abutting lots, an indication of the availability of water and sewer facilities, and principle highway access to the property.
6. See special use zoning regulations Section 125-54 of the Page County Zoning Ordinance for detailed procedures.
7. If you have any questions, please call the Page County Zoning Department 540-743-1324, 8 a.m. to 4 p.m., Monday through Friday.

ADDITIONAL INFORMATION MAY BE REQUIRED IF THE ZONING ADMINISTRATOR DETERMINES IT NECESSARY TO ENSURE CONFORMANCE WITH AND TO PROVIDE ENFORCEMENT OF THIS ORDINANCE.

SPECIAL USE PERMIT FEES

The fee for a Special Use Permit application is \$500.00 for home occupation, \$900.00 for a special use, \$5,800 for telecommunication towers and \$2,200.00 for collocating antennas on towers over twenty (20) feet. This fee is due upon submittal of the completed application and is non-refundable. There is also a \$50.00 refundable deposit for a public hearing sign. Upon submittal of your application a public hearing sign will be provided to you. The sign is to be posted on the land that is to have the special use so that it is visible from adjoining roads and property. It must be posted at least 14 days prior to the public hearing and maintained so as to be visible from adjoining roads and property until after the public hearing. Failure to post the sign will result in your application being tabled. The sign is to be returned after the Board of Supervisors act on the application. Please make check payable to the County of Page.

Applications for Special Use Permits are first heard by the Page County Planning Commission for their recommendations and then by the Page County Board of Supervisors for final decision at public hearings. Your Special Use Permit application will most likely be first heard at a Planning Commission work session followed at a later date by Planning Commission public hearing.

COUNTY OF PAGE
SPECIAL USE PERMIT APPLICATION

FEE PAID _____

DATE _____

RECEIPT NO. _____

DENSITY RANGE: _____

1. The applicant is the owner ☒ other _____ (Check one)

2. OWNER

OCCUPANT (If other than owner)

Name IBR Corp

Name _____

Address P.O. Box 687

Address _____

Luray, Va. 22835

Phone No. 540-743-2929

Phone No. _____

3. Location of property (give exact directions)

865 Honeyville Rd Stanley, Va. 22851

U.S. 340 South thru Stanley

Left on Honeyville Rd 2 miles to 865

4. Property size 823 acres

5. Tax Map Number 80-A-39

Magisterial District _____

6. Current use of the property: Vacant

7. Description of proposed use: Convenience Store

Size of building(s) if any 32' x 150'

8. Present Zoning: _____ A-1 (Agriculture) _____ ☒ R (Residential)
_____ C-1 (Commercial) _____ I (Industrial)
_____ W-C (Woodland Conservation)

Applicants additional comments, if any This property had
previously been a store for over 50 years

I (we), the undersigned, do hereby certify that the above information is correct and true. I (we) further understand that in granting approval of this application, the Board of Supervisors may require that I (we) comply with certain conditions and that such approval shall not be considered valid until these conditions are met. *Please refer to the attached "Power of Attorney" form for those applicants that desire to have a spokesperson, who is not the property owner, represent the application and property.*

Signature of Owner Joan George

Signature of Applicant _____

COMMENTS BY ZONING DEPARTMENT

ZONING ADMINISTRATOR

DATE

SUBMIT NAMES AND COMPLETE MAILING ADDRESSES OF ALL ADJOINING PROPERTY OWNERS, INCLUDING PROPERTY OWNERS ACROSS ANY ROAD OR RIGHT-OF-WAY. (Continue on back if needed.)

Names and address of property owners may be found in the Real Estate and Land Use Office at the Commissioner of Revenue's Office.

NAME

ADDRESS

WILLARD CUBBAGE

JESSE MCCOY

ADJOINING PROPERTY OWNER VERIFICATION:

AS APPLICANT FOR THIS SPECIAL USE PERMIT REQUEST,

I _____ (Name)

HEREBY ACKNOWLEDGE THAT I HAVE FAITHFULLY AND CORRECTLY PROVIDED NAMES AND COMPLETE MAILING ADDRESSES OF ALL MY ADJOINING PROPERTY OWNERS AND THOSE DIRECTLY ACROSS THE ROAD OR RIGHT-OF-WAY. I UNDERSTAND THAT FAILURE TO PROVIDE ALL ADJOINING PROPERTY OWNERS WILL LEAVE ME LIABLE FOR ADDITIONAL COSTS FOR RE-ADVERTISEMENT AND NOTICES MAILED AND THAT MY REQUEST COULD BE DELAYED UNTIL PROPER NOTIFICATION HAS BEEN GIVEN TO ALL ADJOINING PROPERTY OWNERS AND THOSE PROPERTY OWNERS ACROSS THE ROAD OR RIGHT-OF-WAY.

DATE

SIGNATURE OF APPLICANT

SPECIAL USE APPLICATION
8665 HOOBYVILLE RD
TM 80-A-37

PLEASE HAVE THE FOLLOWING AGENCIES ENTER THEIR COMMENTS BELOW BEFORE
SUBMITTING THIS APPLICATION TO THE PLANNING DEPARTMENT.

VIRGINIA DEPARTMENT OF TRANSPORTATION
P.O. BOX 308
LURAY, VIRGINIA 22835
540-743-6585

DATE

VDOT OFFICIAL

PAGE COUNTY HEALTH DEPARTMENT
75 NORTH COURT LANE
LURAY, VIRGINIA 22835
540-743-6528

NO OBJECTIONS TO REQUEST. NOTE THAT ANY FOOD SERVICE WOULD BE LIMITED TO
DELI SANDWICHES ONLY.

9/14/2015
DATE

[Signature]
HEALTH OFFICIAL

PAGE COUNTY BUILDING OFFICIAL
108 SOUTH COURT STREET
LURAY, VIRGINIA 22835
540-743-6674

DATE

BUILDING OFFICIAL

SUBDIVISION PROPERTY OWNERS ASSOCIATION

DATE

PRESIDENT OR SECRETARY

DATE: October 1, 2015
TO: Mr. Clark W. Draper III, Page County Planning and Community Development Director
FROM: David B. Atwood, P.E., Area Land Use Engineer
RE: Special Use Permit TM #80-A-39 Approx. 0.823 ac. (IBR Corp., Old McCoy Store)

Clark,

VDOT has reviewed the above referenced special use permit request and understands that this request is in conjunction with a 0.823 acre rezoning of the same parcel. VDOT is providing the following comments and/or concerns pertaining to the special use permit request:

Traffic Data: See Rezoning Comments

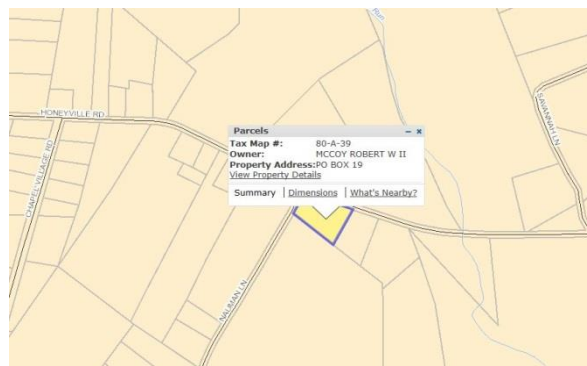
1. It is our understanding that the subject parcel has previously been occupied by a retail/general store that has not been in operation for a number of years. It is unclear whether fuel pumps were ever used on this particular site. Due to the length of vacancy and the addition of fueling stations and rental residential units, the site will be evaluated as new development and will be subject to all current local and state regulations.
2. The addition of fueling stations at this site will create the need to accommodate heavy commercial vehicle traffic that will deliver petroleum products. A site plan should be completed to ensure the entrance configuration and site traffic flow is adequate for fuel tankers to safely traverse the site and enter/exit the state roadway. The site plan should also address parking requirements for the convenience store and rental residential dwellings (parking is not allowed on VDOT right-of-way). The site plan will also address entrance modifications as outlined in the rezoning comments.
3. A VDOT Land Use Permit and maintenance of traffic plan will be required for any work performed on the right-of-way. Land Use Permit information and application can be obtained by contacting the VDOT Harrisonburg Residency at 540-434-2587.

Thank you for the opportunity to comment. Please feel free to contact me if you have any questions or concerns.

Sincerely,



David B. Atwood, P.E.
VDOT | Area Land Use Engineer



SPECIAL USE APPLICATION
865 HONEYVILLE RD
TM 80-A-39

PLEASE HAVE THE FOLLOWING AGENCIES ENTER THEIR COMMENTS BELOW BEFORE
SUBMITTING THIS APPLICATION TO THE PLANNING DEPARTMENT.

VIRGINIA DEPARTMENT OF TRANSPORTATION
P.O. BOX 308
LURAY, VIRGINIA 22835
540-743-6585

DATE

VDOT OFFICIAL

PAGE COUNTY HEALTH DEPARTMENT
75 NORTH COURT LANE
LURAY, VIRGINIA 22835
540-743-6528

NO OBJECTIONS TO REQUEST. NOTE THAT ANY FOOD SERVICE WOULD BE LIMITED TO
DELI SANDWICHES ONLY.

9/14/2015
DATE


HEALTH OFFICIAL

PAGE COUNTY BUILDING OFFICIAL
108 SOUTH COURT STREET
LURAY, VIRGINIA 22835
540-743-6674

DATE

BUILDING OFFICIAL

SUBDIVISION PROPERTY OWNERS ASSOCIATION

DATE

PRESIDENT OR SECRETARY

APPROVED FOR SUBMITTING
THIS DOCUMENT AND
DATE 10/8/15

PLEASE HAVE THE FOLLOWING AGENCIES ENTER THEIR COMMENTS BELOW BEFORE
SUBMITTING THIS APPLICATION TO THE PLANNING DEPARTMENT.

VIRGINIA DEPARTMENT OF TRANSPORTATION
P.O. BOX 308
LURAY, VIRGINIA 22835
540-743-6585

DATE

VDOT OFFICIAL

PAGE COUNTY HEALTH DEPARTMENT
75 NORTH COURT LANE
LURAY, VIRGINIA 22835
540-743-6528

NO COMMENTS RECEIVED FOR THIS PROJECT

DATE

10/8/15

DATE

HEALTH OFFICIAL

PAGE COUNTY BUILDING OFFICIAL
108 SOUTH COURT STREET
LURAY, VIRGINIA 22835
540-743-6674

Building permits for GAS pumps + SIGNAGE AND
SET BACKS PER STATE AND LOCAL CODES SHALL BE MEET.

10/8/2015

DATE

BUILDING OFFICIAL

SUBDIVISION PROPERTY OWNERS ASSOCIATION

DATE

PRESIDENT OR SECRETARY